

4.2.15 M&G Mining and Grazing Zone

A. Legislative Intent

The M&G Mining and Grazing Zone generally covers the rangeland areas of Carbon County to an elevation of 7,000 feet. Because of the limitations imposed by climate, topography, soil capability, water supply and the presence of economically significant mineral deposits, this area has historically been utilized as a place for the grazing of livestock on the open range and as the location of numerous mining and mineral exploration sites. The particular characteristics and conditions present in this area make the land more appropriately suited for a continuation of these uses to promote the economic well-being of the people within the County, and to broaden the tax base.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the M&G Mining and Grazing Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah code 17-27-101, County Land Use Development and Management Act, and [Section 1.2](#) of this Code.
2. To promote the conservation of water, land, mineral and other resources.
3. To prevent the degradation of the natural and social environment.
4. To foster agriculture, grazing, mining and industry within Carbon County.
5. To protect private property rights.

In order to accomplish the above-stated purposes, those uses that are reasonably necessary to the use of the land for agricultural, mining and certain types of industrial operations shall be encouraged, provided that adequate guarantees for the protection of the area have been incorporated. Concentrated, residential, commercial and similar urban-type uses that are inconsistent with the area for the above-stated purposes are not permitted in this zone.

The specific regulations necessary for the accomplishment of the purposes as outlined above are hereinafter set forth.

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements as set forth in this Code:

1. Grazing of livestock on open and fenced rangeland.
2. Production of fruit and crops in the field.
3. Buildings, silos and structures for the storage and keeping of agricultural products and machinery.
4. Care and keeping of domestic livestock in confined spaces, provided that all barns, stables, corrals, pens, coops, and other facilities used to contain said livestock shall be located not less than seventy-five (75) feet from an existing dwelling, and not less than one hundred (100) feet from any drainage channels.
5. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals.
6. Minor utility transmission projects.

7. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity.
8. Exploratory and production wells.
9. Water diversions, water distribution systems, facilities and structures for water.
10. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
11. Pet cemeteries for interment of family pets or domestic livestock.
12. Sales of agricultural products.
13. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
14. Lodging houses and Bed & Breakfasts.

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the designated reviewing agencies. Approval of other agencies or levels of government may be required.

1. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of [Section 5.4](#).
2. Major utility transmission and railroad projects, when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
3. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the County Commission.
4. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities when operated by a public agency and subject to the prior approval of a site plan by the County Commission.
5. The following industrial uses and activities when approved as a large-scale industrial project in accordance with the provisions of [Section 5.3](#).
 - a. The storage, processing and loading of earth products and facilities relating thereto.
 - b. Electric generating plants.
 - c. Natural gas production facilities.
6. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the County Commission.
7. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation of the Planning Commission.
8. Shooting ranges subject to the approval of the County Commission, following recommendation of the Planning Commission.
9. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the County Commission.
10. Dude ranches, hunting and fishing retreats, minor outdoor recreational facilities, including but not limited to equestrian facilities, shooting ranges, camps and day use facilities.
11. Communication towers.

12. Residential treatment facilities and programs as licensed by the State of Utah.
13. Residential support facilities and programs as licensed by the State of Utah.
14. Intermediate security for minors' facilities and programs as licensed by the State of Utah.
15. Minor mines and pits, subject to the prior approval of a site plan as provided under [Section 3.3.31](#).
16. Caretaker dwellings subject to the provisions of [Section 3.3.26](#).

D. Area Requirements

There shall be no minimum area requirements except as may be required under other provisions of Code.

E. Width Requirements

There shall be no minimum width requirements except as may be required under other provisions of this Code.

F. Access

Per [Table 4.1](#).

G. Location Requirements

Buildings shall be set back from the lot lines as per [Tables 4.2](#), [4.3](#) or [4.4](#).

H. Size and Height Requirements

Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width and length dimension of not less than twenty (20) feet.

I. Utility Requirements

Per [Table 4.5](#).

J. Special Requirements

Reserved

K. Trash Requirements

The yards around buildings shall be kept free of debris, refuse, weeds and other flammable material that may constitute a fire hazard.